

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12701, of Potomac Development Corporation, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.44 to continue the use of a parking lot in the R-4 District at the rear of premises 225 "F" Street, N.E., (Square 754, Lot 110).

HEARING DATE: July 19, 1978

DECISION DATE: July 19, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-4 zone district at the rear of 225 "F" Street, N.E.
2. The subject property presently operates as a parking facility, pursuant to this Board's previous Order #12329, dated May 11, 1977.
3. The applicant proposes the continuation of a parking facility for a period of five years.
4. The property is surrounded on three sides by alleys and on the fourth side by rear yards of dwellings facing F Street. It is adjacent to a commercially zoned parking lot also owned by the applicant. The two lots are separated by a portion of the alley which has been closed.
5. Uses in the subject square include three commercial uses owned by the applicant, three commercial garages in the alley, with the remaining uses in the square devoted to residential uses. Surrounding uses includes several commercial restaurants and facilities, as well as the Library of Congress annex and Union Station.
6. The lot consisting of twelve spaces, operates twenty-four hours a day, and rents spaces on a monthly basis. The spaces are rented to employees of the nearby commercial facilities. Occasional use of the lot is made by neighbors when the business renters have left the lot after 6:00 p.m.

7. There is no vehicular entrance or exit within twenty-five feet of the street intersection. There are no commercial signs posted on the property.

8. There was no report from Advisory Neighborhood Commission 6A.

9. The Board recognizes that in an R-4 District, very limited use may be made of alley property. No residential use can be made of this lot, and parking lots and warehouses both require approval of this Board.

10. The Board finds that the applicant has met the requirements of Article 74, as well as the conditions of BZA Order #12329.

11. The application was referred to the Department of Transportation, on June 2, 1978, for its review and report. No report from the Department was received as of the date the case was decided by the Board.

12. A petition containing twelve signatures of residents to the subject property was filed in support of the application. There was no opposition on behalf of neighbors to the application.

#### CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the continued use of this property as a parking facility will not adversely affect the present character or future development of the neighborhood. The Board concludes that the lot is reasonably necessary and convenient to other uses in the vicinity. Based on the past history of the operation of the lot and the relatively small size of the lot, the Board concludes that the continuation of this parking facility will not create any dangerous or otherwise objectionable traffic conditions. The granting of this special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. Approval shall be for a period of FIVE years from the date of expiration of the previous Certificate of Occupancy, and shall be subject to renewal in the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.

- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- d. All parts of the lot shall be kept free of refuse or debris.
- e. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the Zoning District in which the parking lot is located.
- f. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Permit shall not be issued until all conditions of this Order are met and complied with, and further, the Board reserves the right to direct revocation of the permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodard Smith and Leonard L. McCants to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER  
Executive Director

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: 29 AUG 1978